

RESOLUTION NO. 10-69

WHEREAS, the City Council of the City of Mesquite is of the opinion that it is necessary to levy an assessment against the property and the owners thereof abutting upon the following street:

Gross Road from U.S. Highway 80 to Scyene Road

and against railway companies whose tracks occupy said street, if any, for a part of the cost of improving said street, fixing a time for the hearing of the owners of said property, and the said railway companies, concerning the same, and directing the City Secretary to give notice of said hearing, as required by law; and,

WHEREAS, the City Council has heretofore, by resolution, ordered the improvement of the street enumerated above, by paving said street with 7-inch thick 3,000 P.S.I. reinforced concrete pavement; with 6-inch high integral curbs; with 6-inch thick reinforced concrete driveway approaches and alley returns where specified; and with 4-inch thick concrete sidewalks where specified; so that there will be 2 - 34 foot wide roadways with a 20 foot wide median, except where left turn lanes are provided and then the median will be 10 feet wide; and by constructing all necessary drains, sewers and culverts where specified.

Any existing paving in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments,

and,

WHEREAS, the Director of Public Works of the City of Mesquite has, in accordance with the law, filed his report with the City Council, setting forth the participation by the railway companies, if any, and the property owners, in the cost thereof, together with the names of the owners and the description of said property, and the work to be done adjacent thereto, and the amounts to be assessed against each lot or parcel and its owner and all other matters required by the applicable law;

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE:

SECTION 1. That the report or statement filed by the

Director of Public Works having been duly examined is hereby approved.

SECTION 2. That it is hereby found and determined that the cost of improvements on the hereinafter described street, with the amount or amounts per front foot proposed to be assessed for such improvements against abutting property and the owners thereof, and against railway companies whose tracks occupy said street, if any, are as follows, to-wit:

- (a) The total estimated cost of the improvements is \$822,199.84.
- (b) The estimated lien per front foot to be assessed against abutting business zoned property and the owners thereof for improvements exclusive of driveway approaches and sidewalks is \$12.95.
- (c) The estimated lien per front foot to be assessed against abutting undeveloped residential acreage and the owners thereof for improvements exclusive of driveway approaches and sidewalks is \$9.65.
- (d) The estimated lien per front foot to be assessed against abutting residential zoned lots and the owners thereof for improvements exclusive of driveway approaches and sidewalks is \$4.25.
- (e) The estimated lien per side foot to be assessed against abutting residential zoned lots and the owners thereof for improvements exclusive of driveway approaches and sidewalks is \$2.75.
- (f) The estimated lien per rear foot to be assessed against abutting residential zoned lots and the owners thereof for improvements exclusive of driveway approaches and sidewalks is \$1.38.
- (g) The estimated lien per foot to be assessed against abutting property and the owners thereof for sidewalks is \$2.18.
- (h) The estimated lien per square yard to be assessed against abutting property and the owners thereof for driveway approaches is \$8.25.

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All assessments, however, are to be made and levied by the City Council as it may deem just and equitable, having in view the special benefits in enhanced value to be received by such parcels of property and owners thereof, the equities of such owners, and the adjustment of the apportionment of the cost of improvements so as to produce a substantial equality of benefits received and burdens imposed.

SECTION 3. That a hearing shall be given to said owners of abutting property, and of railways, if any, or their agents or attorneys and all persons interested in said matter, as to the amount to be assessed against each owner and his abutting property and railways, and as to the benefits to said property by reason of said improvement, or any other matter or thing in connection therewith, which hearing shall be held in the Council Chamber of the City Hall of the City of Mesquite, County of Dallas, on the 4 day of August, A.D. 1969, at 2:30 o'clock p.m., at which time all the said owners, their agents or attorneys or other interested persons are notified to appear and be heard, and at said hearing said owners and other persons may appear, by counsel or in person, and may offer evidence, and said hearing shall be adjourned from day to day until fully accomplished.

The City Secretary of the City of Mesquite is hereby directed to give notice of the time and place of such hearing and of other matters and facts in accordance with the terms and provisions of the Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said Session, together with any amendments thereto, now shown as Article 1105b of Vernon's Texas Civil Statutes, which said law, as an alternative method for the construction of street improvements in the City of Mesquite, Texas, has been adopted and made a part of the Charter of said City, being Section 12, Article III of said Charter. Said notice shall be by advertisement inserted at least three times in a newspaper published in the City of Mesquite, Texas, the first publication to be made at least twenty-one (21) days before the date of said hearing. Said notice shall comply with and be in accordance with the terms and provisions of said Act.

The City Secretary is hereby further directed to give notice of said hearing by mailing to said owners, their agents or attorneys, and to said railway companies, their agents or attorneys, if any, a copy of said notice by mail, deposited in the Post Office at Mesquite, Texas, fourteen (14) days prior to the date of said hearing, provided, however, that any failure of the property owners to receive said notice, shall not invalidate these proceedings.

SECTION 4. That this resolution shall take effect from and

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after its passage as in the Charter in such cases is made and provided.

PASSED by the City Council of the City of Mesquite, Texas,  
on the 7 day of July, 1969.

Jim Thompson  
Mayor Pro Tem

ATTEST:

Norm G. M. Laughy  
City Secretary

ASSESSMENT LIST

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GROSS ROAD FROM U. S. HIGHWAY 80 TO SCYENE ROAD

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Assessment</u>
1. Texas & Pacific Railway, 900 Fidelity Union Tower Bldg., Dallas	Parcel 1 Attached List	102.46 f. f.	\$ 1,326.86
2. Olive M. Neel 421 Gross Road Mesquite, Texas	Parcel 2 Attached List	668.66 f. f.	8,770.43
3. Olive M. Neel 421 Gross Rd. Mesquite, Texas	Parcel 3 Attached List	373.83 f. f.	3,607.46
4. Olive M. Neel 421 Gross Rd. Mesquite, Texas	Parcel 4 Attached List	518.73 f. f.	5,172.06
5. Olive M. Neel 421 Gross Rd. Mesquite, Texas	Parcel 5 Attached List	526.75 f. f.	4,874.54
6. Texas Power & Light Co., Box 6331 Mesquite, Texas	Parcel 6 Attached List	280.77 f. f.	4,242.26
7. Caroline Hunt Trust Est., 2900 1st National Bank, Dallas, Texas	Parcel 7 Attached List	2,036.17 f. f.	20,639.04
8. Caroline Hunt Trust Est., 2900 1st National Bank, Dallas, Texas	Parcel 8 Attached List	1,632.00 f. f.	15,748.79
9. Sam F. Sparks 7529 Scyene Rd. Dallas, Texas	Parcel 9 Attached List	541.62 f. f.	5,539.63
10. Galilee Baptist Church Box 754, Garland, Texas	Parcel 10 Attached List	200.02 f. f.	1,555.52
11. Garth W. Dower 2300 Rosemarie (2516 Hiway 80 Mesquite)	Big Town Estates #4 Lot 9, Block M	134.11 sd. ft.	661.16

## Assessment List - Gross Road from U.S. Highway 80 to Scyene Road

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Assessment</u>
12. D. F. Dillon 2301 Rosemarie Mesquite	Big Town Estates #4 Lot 9, Block L	120.00 sd.ft.	\$ 591.60
13. R.G. Agpalza 2302 Norma Mesquite	Big Town Estates #4 Lot 8, Block L	120.00 sd.ft.	591.60
14. C.A. Whitaker 2303 Norma Mesquite	Big Town Estates #4 Lot 10, Block K	170.00 sd.ft.	783.10
15. Marion E. Brown 2400 Sybil Mesquite	Big Town Estates #4 Lot 9, Block K	129.33 sd.ft.	637.59
16. Jerry Barton 2401 Sybil Mesquite	Big Town Estates #4 Lot 17, Block 6	173.16 sd.ft.	789.98
17. Norman V. Smith 2402 Loyce Mesquite	Big Town Estates #3 1st Inst., Lot 16, Blk. 6	179.67 sd.ft.	804.18
18. D.R. Mitchell 2401 Vickie Mesquite	Big Town Estates #3 1st Inst. Lot 1, Blk. 4	83.59 rear ft.	341.57
19. James E. Graham 2405 Vickie Mesquite	Big Town Estates #3 1st Inst. Lot 2, Blk. 4	111.97 rear ft.	398.61
20. M.L. Adkinson 2409 Vickie Mesquite	Big Town Estates #3 1st Inst. Lot 3, Blk. 4	26.28 rear ft.	93.55
21. E.B. Range Star Route Shamrock, Texas	Parcel 11 Attached List	45.54 f.f.	589.74
22. Texas & Pacific Railway, 900 Fidelity Union Tower, Dallas	Parcel 12 Attached List	153.69 f.f.	1,990.28

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Assessment</u>
23. B.W.Cruce J. & D.Cole 309 N.Galloway Mesquite	Dalworth Ind.District Lot 1, Block B	180.86 s.f.	\$ 2,342.14
24. Rofmor Inc. 1013 Dalworth Mesquite	Dalworth Ind.District Lot 1, Block A	180.41 s.f.	2,336.30
25. Kenneth & Curtis Pace, 2122 Candleberry, Mesquite	Parcel 13 Attached List	216.63 f.f.	2,805.36
26. Fisher & Rippey 211 N.Ervay Bldg. Dallas, Texas	Parcel 14	263.13 f.f.	3,407.53
27. J.J.Mings 1032 Grubb Dr. Mesquite	El Rosa Addition Lot 1, Blk.17	125.80 sd.ft.	345.95
28. J.C.Butler 1037 Grubb Dr. Mesquite	El Rosa Addition Lot 1, Block 20	115.05 sd.ft.	316.38
29. Locke Dev.Co. Box 116, Dallas	El Rosa 7th Section Lot 11, Block 20	111.41 sd.ft.	306.38
30. Robert H.Heiser 7223 Forest Lane Dallas	El Rosa 7th Section Lot 1, Block 27	120.00 sd.ft.	330.00
31. Paul Carrol Jr. Box 4654,Dallas	Parcel 15 Attached List	624.99 f.f.	6,344.15
32. Bobby J. Boone Box 43, Elmo, Texas	Parcel 16 Attached List	306.00 f.f.	3,456.51
33. Texas State Bldg.Corp. 2231 Highway 80 Mesquite	Parcel 17 Attached List	365.00 f.f.	4,726.75
34. Winston O. Davis 642 Park Ln.,Dallas	Parcel 18 Attached List	1,579.90 f.f.	21,027.05

## Assessment List - Gross Road from U.S.Highway 80 to Scyene Road

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Assessment</u>
35. Gulf Oil Corp. Box 2100 Houston, Texas	Parcel 19 Attached List	107.13 f.f.	\$ 1,387.33
36. H.B.Stellmacher 201 Hawaii Hall Honolulu, Hawaii	Parcel 20 Attached List	263.00 f.f.	1,117.75
37. Joe J. Fisher Box 88, Beaumont, Tex.	Parcel 21 Attached List	1,682.00 f.f.	16,231.30
38. Assembly of God-Gross 2304 N.Highway 175 Seagoville, Texas	Parcel 22 Attached List	281.51 f.f.	1,568.08
39. Enlow Construct.Co. 98 Broadway Village Mesquite, Texas	Parcel 23 Attached List	322.85 f.f.	2,075.92
40. Bobby J. Willis 2234 Norma Dr. Mesquite	Big Town Estates #1 Lot 1, Block E	113.15 sd.ft.	557.87
41. W. L. Edmonds 2239 Norma Dr. Mesquite	Big Town Estates #1 Lot 23, Block D	169.42 sd.ft.	781.84
42. Floyd P.Schreck 2440 Highway 80 Mesquite	Big Town Estates #1 Lot 1, Block D	129.91 sd.ft.	640.47
43. Calvin B.Gambill 2325 Sybil Mesquite	Big Town Estates #1 Lot 32, Block C	161.83 sd.ft.	765.28
44. J-D.Williams 2330 Loyce Mesquite	Big Town Estates #1 Lot 1, Block C	162.00 sd.ft.	765.28
45. V.A. 2335 Loyce Dr. Mesquite (Mail Address 1400 N.Valley Mills Dr., Waco)	Big Town Estates #1 Lot 36, Block B	175.06 sd.ft.	794.17



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Assessment List - Gross Road from U.S. Highway 80 to Scyena Road

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Assessment</u>
46. Clyde A. Brummett 2332 Anita Dr. Mesquite	Big Town Estates #1 Lot 1, Block B	54.88 sq. ft.	\$ 270.56

Total Assessments \$ 154,449.79

GROSS ROAD ASSESSMENTS - PARCELS      ATTACHMENT TO ORDINANCE NO. \_\_\_\_\_

Parcel 1 - Texas & Pacific Railroad

Being the main line of the Texas & Pacific Railroad through the City of Mesquite and fronting 102.46 feet on the west side of Gross Road, bounded on the south by State Highway 352 and on the north by the Ray McCauley tract, located in the D.S.Carver Survey, Abstract No. 342.

Parcel 2 - Olive M. Neel

Being a 5.1 acre tract, more or less, fronting 668.66 feet on the west side of Gross Road, bounded on the south by the T & P Railroad, bounded on the west by the City of Mesquite Westlake Park, located in the D. S. Carver Survey, Abstract No. 342 and the Swing & Laws Survey, Abstract No. 1396.

Parcel 3 - Olive M. Neel

Being an 86,395 sq.ft. (1.98 ac.) tract fronting 373.83 ft. on the west side of Gross Road, bounded on the west by the City of Mesquite Westlake Park, located in the Swing and Laws Survey, Abstract No. 1396.

Parcel 4 - Olive M. Neel

Being a 7.103 acre tract, more or less, fronting 518.73 ft. on the southwesterly side of Gross Road, bounded on the east and south by the City of Mesquite Westlake Park and on the west by the D. Tanner League, Abstract No. 1462, located in the Swing & Laws Survey, Abstract No. 1396.

Parcel 5 - Olive M. Neel

Being two (2) tracts fronting a total of 526.75 ft. on the southwesterly side of Gross Road, located in the D. Tanner League, Abstract No. 1462.  
Tract I: A 3.814 ac. tract, more or less, fronting 488.12 ft. on Gross Road, bounded on the east by the Swing and Laws Survey, Abstract No. 1396 and on the south and west by the City of Mesquite Westlake Park.  
Tract II: A 19.134 acre tract, more or less, fronting 38.63 feet on Gross Road, bounded on the east by the City of Mesquite Westlake Park and Texas Power & Light, on the south by the T & P Railroad, on the west by the Caroline Hunt Trust Estate.

Parcel 6 - Texas Power & Light Company

Being a 0.826 acre tract, more or less, fronting 280.77 feet on the southwesterly side of Gross Road, bounded on the southeast side by the City of Mesquite Westlake Park and on the west by Ray McCauley, located in the D. Tanner League, Abstract No. 1462.

GROSS ROAD ASSESSMENTS - PARCELS

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Parcel 7 - Caroline Hunt Trust Estate

Being a 64.18 acre tract, more or less, fronting 2,036.17 feet on the southwesterly side of Gross Road, bounded on the east by Ray McCauley, on the south by the T & P Railroad and on the west by Interstate Highway 635, located in the D. Tanner League, Abstract No. 1462.

Parcel 8 - Caroline Hunt Trust Estate

Being a 483 acre tract, more or less, fronting 1,632 feet on the southwesterly side of Gross Road, bounded on the east by Interstate Highway 635, on the south by the T & P Railroad and Western Electric and on the west by Skyline Addition No. 3 and Sam Sparks, located in the D. Tanner League, Abstract No. 1462.

Parcel 9 - Sam F. Sparks

Being a 20 acre tract, more or less, fronting 541.62 feet on the southwesterly side of Gross Road, bounded on the east by the Caroline Hunt Trust Estate, on the south by J. A. Goodson, Jr., and on the west by Big Town Estates No. 4 and Galilee Baptist Church, located in the D. Tanner League, Abstract No. 1462.

Parcel 10 - Galilee Baptist Church

Being a 2.25 acre tract, more or less, fronting 200.02 ft. on the southwesterly side of Gross Road, bounded on the east and south by Sam Sparks and on the west by Big Town Estates No. 4, located in the D. Tanner League, Abstract No. 1462.

Parcel 11 - E. B. Range

Being a 3.505 acre tract, more or less, fronting 45.54 feet on the west side of Gross Road, bounded on the South and West by Big Town Estates No. 3 and on the North and East by U. S. Highway 80, located in the D. Tanner League, Abstract No. 1462.

Parcel 12 - Texas and Pacific Railroad

Being the main line of the Texas and Pacific Railroad through the City of Mesquite and fronting 153.69 feet on the east side of Gross Road, bounded on the south by State Highway 352 and on the north by the Dalworth Industrial District, located in the D. S. Carver Survey, Abstract No. 342.

GROSS ROAD ASSESSMENTS - PARCELS

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Parcel 13 - Kenneth & Curtis Pace

Being a 1.33 acre tract, more or less, fronting 216.63 ft. on the east side of Gross Road, bounded on the north by Kearney Street, on the east by Tona Clifton and on the south by the Dalworth Industrial District, located in the McKinney & Williams Survey, Abstract No. 1024.

Parcel 14 - John Fisher & T. A. Rippey

Being a 44.76 acre tract, more or less, fronting 263.13 ft. on the north side of Gross Road, bounded on the west and north by El Rosa Addition, on the east by Pasadena Gardens Addition and on the south by Kearney Street, located in the McKinney & Williams Survey, Abstract No. 1024 and the Swing and Laws Survey, Abstract No. 1396 and the J. Lakey Survey, Abstract No. 810.

Parcel 15 - Paul S. Carroll, Jr.

Being a 13.19 acre tract, more or less, fronting 624.99 ft. on the northeasterly side of Gross Road, bounded on the west by Bobby J. Boone, on the north by J. D. Edwards and on the east by the Swing & Laws Survey, Abstract No. 1396, located in the D. Tanner League, Abstract No. 1462.

Parcel 16 - Bobby J. Boone

Being a 6.5 acre tract, more or less, fronting 306 feet on the northeast side of Gross Road, bounded on the west by City of Mesquite, Hillcrest Park, on the north by J. D. Edwards, and on the east by Paul Carroll, located in the D. Tanner League, Abstract No. 1462.

Parcel 17 - Texas State Building Corporation

Being a 16.19 acre tract, more or less, fronting 365 feet on the northeast side of Gross Road, bounded on the west by Winston O. Davis, the north by Northridge Estates No. 1 and No. 2 and on the east by Hillcrest Street, located in the D. Tanner League, Abstract No. 1462

Parcel 18 - Winston O. Davis

Being a 64.49 acre tract, more or less, fronting 1,579.9 feet on the northeast side of Gross Road, bounded on the west by Northridge Estates No. 6, on the north by Northridge Estates No. 2, 3 and 4 and on the east by Texas State Building Corporation, located in the D. Tanner League, Abstract No. 1462.

Parcel 19 - Gulf Oil Corporation

Being a part of Lot 12, Block 74, Northridge Estates No. 6, fronting 107.13 feet on the north side of Gross Road, with a depth of 250 feet along Ridgeview Street.

GROSS ROAD ASSESSMENTS - PARCELS

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Parcel 20 - H. B. Stellmacher

Being a 1.48 acre tract, more or less, fronting 263 feet on the northeast side of Gross Road, bounded on the east by Interstate Highway 635, located in the D. Tanner League, Abstract No. 1462.

Parcel 21 - Joe J. Fisher

Being a 78.15 acre tract, more or less, fronting 1617.1 ft. on the northeast side of Gross Road, bounded on the west by Jane Street and on the north and east by Interstate Highway 635, located in the D. Tanner League, Abstract No. 1462.

Parcel 22 - Assembly of God Church

Being a 1.3 acre tract, more or less, fronting 281.51 feet on the northeast side of Gross Road, bounded on the north and east by Jane Street.

Parcel 23 - Enlow Construction Company

Being a 1.4 acre tract, more or less, fronting 322.85 ft. on the northeast side of Gross Road, bounded on the north by Big Town Estates No. 1 and on the south by the Assembly of God Church, located in the D. Tanner League, Abstract No. 1462.